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Section 47AF of the Estate Agents Act 1980

## HOUSE Offered for Sale

10 Dorward Avenue Newcomb VIC 3219

 3  1  -

## Indicative Selling Price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single Price \$420,000

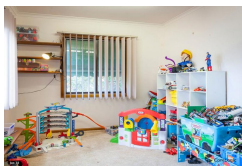
## Median Sale Price




\$452,000 Houses in Newcomb between 01 Feb 2018 - 31 Jan 2019

Source: CoreLogic




## Comparable Property Sales

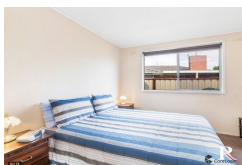
These are the 3 properties sold within 5 kilometres of the property for sale in the last 18 months that the estate agent or agent's representative considers to be most comparable to the property for sale.






**13 Miller Street Newcomb VIC 3219** Sold Price **\$440,000** Sold Date **14-Jul-18**  
 3  1  1 Distance **0.69km**



**63 Neptune Avenue Newcomb VIC 3219** Sold Price **\$420,000** Sold Date **25-May-18**  
 3  1  2 Distance **0.9km**



**45 Andrew Street Newcomb VIC 3219** Sold Price **\$407,000** Sold Date **07-Sep-18**  
 3  1  3 Distance **0.76km**

RS = Recent sale      UN = Undisclosed Sale

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